

## **Mill Creek Questions & Answers**

This page will be updated regularly to respond to questions as they arise. Here are answers to some of the questions that have been asked so far.

**Is a website available to access timely, accurate and up-to-date information?** After some delay, the website is now up and we hope to keep it timely and accurate.

**Is a website available to provide feedback and ask questions?** Yes. You can e-mail questions to [michael.mabrey@clark.wa.gov](mailto:michael.mabrey@clark.wa.gov) or call him at 397-2375 x4343. In the future, we hope to have a survey available online, too.

**Will meeting agendas and minutes (including next steps, timelines and progress) be available for community review?** Minutes of most previous meetings are now posted on the website. The agenda for the next meeting will be posted on the website when it is available, as well as progress reports.

**When will this area be included in the Urban Growth Boundary and when will the new zoning take affect?** The Comprehensive Plan update schedule currently anticipates adoption of a new urban growth boundary by the end of 2006. We cannot say for certain whether this area will be added to the urban growth boundary. If this area is included within the new boundary, the new zoning will take affect with the adoption. It should be noted, however, that past practice has been to put urban holding on new expansion areas until public facility and service issues have been resolved. Appeals of the adopted Comprehensive Plan can also delay it being implemented. So there is no clear, definite date on which development of this area under urban zoning could begin.

**When will a proposal be presented? When will we know if it has been accepted?** There is no fixed timeline at this point. If a proposal is ready in time, the Board could include it in the Comprehensive Plan update that is expected to be approved by the end of 2006. A sub-area plan could also be approved by the Planning Commission and Board of County Commissioners as a separate proposal through the Type IV process including public hearings.

**How does the current Salmon Creek Moratorium impact the neighborhood and this project?** The moratorium applies to land divisions, site plans and conditional use permits within a defined area west and south of the Mill Creek neighborhood. It does not apply to building permits for already approved projects. If the Mill Creek neighborhood is included in the new urban growth boundary and the moratorium remains in effect, future development could be affected. Most of the parcels south of NE 174<sup>th</sup> Street are within one mile of the Salmon Creek Avenue concurrency corridor that is in failure. A transportation impact study will be required for any development proposal that would generate 50 or fewer new peak hour trips (for example, a 50 lot subdivision). If any of

those trips would impact the Salmon Creek corridor, the project could be denied. For properties between 1 mile and 2 miles from the corridor, only projects that would generate more than 50 new peak hour trips would be required to submit a transportation impact study.

**If a property owner does not like the proposed zoning for their property or nearby property, is there any recourse?** Before any new zoning is adopted, there will be numerous public meetings and opportunities for public comment. As the Comprehensive Plan update and planning for this subarea proceed, the dates for public meetings and hearings will be posted on this website. After new zoning is adopted, the property owner has the option of applying for a rezone if the desired zone is allowed under the same comprehensive plan designation. If not, the property owner can apply for a change to both the zoning and the comprehensive plan designation. This kind of site specific plan map amendment, called an annual review, can only be applied for between October 1 and November 30.

**How much right-of-way will be needed for roads?** That depends on how the road is classified. A typical local residential street requires at least 46 feet. A neighborhood circulator that serves 150 to 300 houses would need a 54 foot right-of-way. Urban collectors require 60 to 70 feet of right-of-way depending on whether or not bike lanes are included. An important part of this planning project will be to identify the right classification for existing and future streets.

**How can a plan show roads through my property? Can the County mandate building a road through the middle of private property?** If this area is brought into the urban growth boundary, there will have to be better access and more roads. An important part of the planning project will be to generate a realistic plan for circulation. The County can approve and adopt circulation plans for an area that establish the pattern of future streets. Typically, these streets are not built unless and until the property applies for a development permit.

**Will a new elementary school be built? If so, when and where?** It's too soon to say. A new school is certainly part of the planning discussion, but the school district cannot commit to building a school here unless a bond measure is proposed and approved by the voters to fund construction. For more detailed questions, please contact the school district at [bond@bgsd.k12.wa.us](mailto:bond@bgsd.k12.wa.us)

**Under the Growth Management Act, could this area be zoned for residential uses with minimum lot sizes of 10,000 or 20,000 square feet?** Yes. The County zoning code includes residential zones with minimum lot sizes of 10,000 square feet (R1-10) and 20,000 square feet (R1-20).